

# \$489,800 - 24, 903 Mahogany Boulevard Se, Calgary

MLS® #A2252802

**\$489,800**

2 Bedroom, 3.00 Bathroom, 1,330 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*\*OPEN HOUSE | SAT OCT 4 2:00PM - 3:30PM \*\* NO CONDO FEES FOR A YEAR!!!!**

Imagine pulling into Mahogany and not worrying about flat tires, mud, or construction dustâ€¦ yet stepping inside a home that feels brand new, loaded with all the modern upgrades, warranties, and finishes todayâ€™s buyers want. Thatâ€™s the rare advantage this exclusive 3-storey townhouse offers.

This isnâ€™t just another resale....itâ€™s the best of both worlds: --> All the perks of a new build: warranty, high-end finishes, smart home details, air conditioning, electronic blinds, oversized garage, and even the option to purchase an extra outdoor parking stall. --> None of the downsides: no waiting for possession, no never-ending construction zones, no extra costs for blinds, landscaping, or fencing. Itâ€™s already done.

With over 1,300 sq. ft. of modern, thoughtful design, this home offers 2 primary bedrooms with private ensuites, an open-concept main floor with upgraded stainless steel appliances and a spacious balcony, plus a rare private fenced backyard.

Need flexibility? The oversized tandem garage can be more than just parking...think guest suite, home gym, or office with a separate entrance.

And all of this, just a 15-minute stroll from



Mahogany Lake, pathways, tennis courts, and parks.

**\*\*Itâ€™s a new-build lifestyle, but without the dust, delays, or surprises. \*\*Homes like this donâ€™t come up often in Mahogany....especially under \$500K \*\* Check out the Reel and see why this one is different. \*\* ASK YOUR AGENT ABOUT NO CONDO FEES FOR 12 MONTHS\*\***

Built in 2024

**Essential Information**

MLS® #	A2252802
Price	\$489,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,330
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

**Community Information**

Address	24, 903 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3W9

**Amenities**

Amenities	Beach Access
Parking Spaces	2

Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized, Front Drive, Garage Faces Front, Tandem
---------	---

# of Garages	2
--------------	---

### Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Breakfast Bar
-------------------	---

Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Stove(s), Washer/Dryer Stacked, Window Coverings
------------	--

Heating	Forced Air
---------	------------

Cooling	Central Air
---------	-------------

Basement	None
----------	------

### Exterior

Exterior Features	Balcony, Private Yard
-------------------	-----------------------

Lot Description	Back Yard, Level, Low Maintenance Landscape, Street Lighting, Underground Sprinklers
-----------------	--

Roof	Asphalt Shingle
------	-----------------

Construction	Brick, Concrete, Cement Fiber Board
--------------	-------------------------------------

Foundation	Poured Concrete
------------	-----------------

### Additional Information

Date Listed	August 29th, 2025
-------------	-------------------

Days on Market	34
----------------	----

Zoning	M-2 d150
--------	----------

HOA Fees	495
----------	-----

HOA Fees Freq.	ANN
----------------	-----

### Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.